

2008 Annual Report Capitol Planning Commission

January 2009



World Food Prize in the rotunda of the Capitol



Susan G. Komen Race for the Cure® on the West Capitol Terrace

**The Capitol Planning Commission is authorized under
Chapter 8A.371—378 of the Code of Iowa.**

“It shall be the duty of the commission to advise upon the location of statues, fountains and monuments and the placing of any additional buildings on the capitol grounds, the type of architecture and the type of construction of any new buildings to be erected on the state capitol grounds as now encompassed or as subsequently enlarged, and repairs and restoration thereof, and it shall be the duty of the officers, commissions, and councils charged by law with the duty of determining such questions to call upon the commission for such advice.

“The commission shall, in cooperation with the director of the department of administrative services, develop and implement within the limits of its appropriation, a five-year modernization program for the capitol complex.

“The commission shall annually report to the general assembly its recommendations relating to its duties under this section. The report shall be submitted to the chief clerk of the house and the secretary of the senate during the month of January.”

—Code of Iowa, Chapter 8A.373

Date: January 30, 2009

To: Mr. Michael Marshall, Secretary of the Senate
Mr. Mark Brandsgard, Chief Clerk of the House

I am pleased to submit the Capitol Planning Commission’s Annual Report for 2008 to the Legislature. If you have any questions, please contact Ray Walton, Interim Director of the Department of Administrative Services and Secretary of the Capitol Planning Commission.

Sincerely,


Brice Oakley, Chair
Capitol Planning Commission

Vision

The vision set forth in the Capitol Complex Master Plan is for a Capitol Complex that exemplifies in setting and function the dignity it embodies in spirit and purpose.

2008 Members of the Capitol Planning Commission

Brice Oakley, Chair

Catherine Brown (Vice-Chair)

Scott Brown

Molly Clause

Elizabeth Isaacson

Carl Voss

Senator Matt McCoy

Senator James Seymour

Representative Mark Davitt

Representative Ralph Watts

Mollie Anderson, Secretary (January 2008-September 2008)

Director, Department of Administrative Services

Ray Walton, Secretary (October 2008-Present)

Interim Director, Department of Administrative Services

The Capitol Planning Commission holds regular meetings four times per year and more if required. In January, the Commission meets jointly with the Governor's Vertical Infrastructure Advisory Committee. In April, July and October, the Commission meets on the third Wednesday of the month. This year the committee met on January 10, April 16, July 16 and October 15. For further information, contact staff members Nancy Williams, 515-281-7259, or Dean Ibsen, 515-281-6051, of the Department of Administrative Services.

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Building Renovation, Restoration and Placement

“ ... the placing of any additional buildings on the capitol grounds, the type of architecture and the type of construction of any new buildings to be erected on the state capitol grounds ... and repairs and restoration thereof ... ”

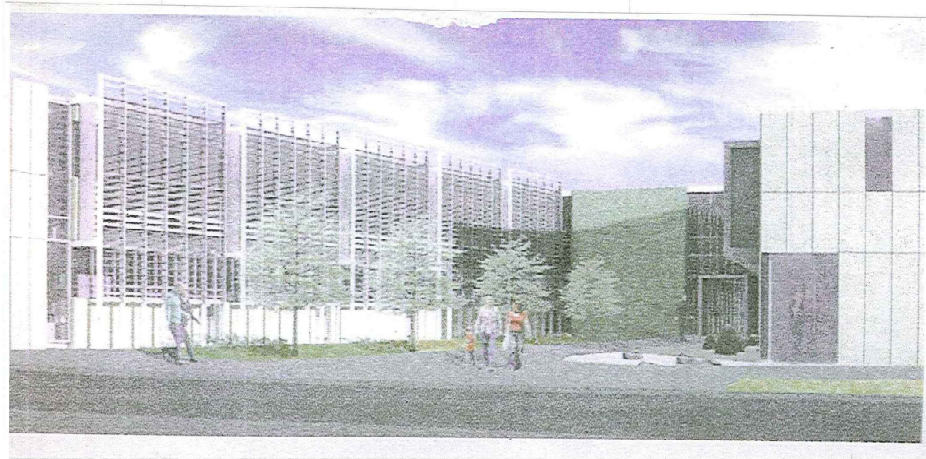
New State Office Building

The Capitol Planning Commission has continued to follow with great interest the planning work for the two new state office buildings. While some preliminary work has been completed for the state office building proposed for the north side of the complex, the project is effectively on hold. Funding reductions in the 2008 legislative session and continuing discussions on building occupants, size and cost delayed the start of schematic design work. The damages inflicted upon the state's infrastructure by tornados and flooding and the 2008 financial crisis and economic downturn have subsequently resulted in Governor Culver's recommendation to the legislature to de-appropriate currently committed funds so that funds can be redirected to other purposes. While delay of this project is understandable, the need to replace the Wallace Building remains and additional improvements to Wallace will probably be necessary to extend the service life of the facility until further consideration is given to constructing a new building.

Iowa Utilities Board/Office of Consumer Advocate Building

On a more positive note, great progress has been made in the last year on design of the new building for the Iowa Utilities Board and the Office of the Consumer Advocate (IUB/OCA Building). The design team for the project met with the Commission on several occasions and the Commission concurs with the proposed location directly southwest of the intersection of E. Court Avenue and Southeast 14th Street, as well as with the exterior design features of the building. This site offers opportunities for daylighting, ground source (geothermal) heating and other energy efficient features as well as the potential for showcasing the building at a prominent and accessible location at the eastern edge of the Capitol Complex. The building's design, while respecting the historic characteristics of the Capitol Complex, will reflect new trends in green building design.

The goal of the Iowa Utilities Board and the Office of Consumer Advocate is to construct a model high-performance, energy-efficient building that may serve as a prototype for other entities around the state, such as municipal utilities, to follow as they plan for new facilities. The building, at approximately 44,500 square feet, is on target to achieve LEED® Platinum certification by the U. S. Green Building Council and is projected to consume 65% less energy than a typical office building of similar size, resulting in projected energy savings of just over \$36,000 per year. This will be one of the first LEED® Platinum buildings in the state. The design development phase of the project has been completed, construction is expected to begin in late spring 2009 and construction completion is expected in late 2010.



View looking east through the courtyard to the main entrance of the IUB/OCA Building.

West Capitol Terrace

Without a doubt, one of the crowning achievements in recent years on the Capitol Complex has been the West Capitol Terrace. This six million dollar urban park setting is more than a fitting front yard to the breathtakingly beautiful Iowa State Capitol. It also functions as a connecting space to Des Moines' East Village, helping to create a more extensive downtown area stretching from the Capitol to the Western Gateway.

Work on the second phase of the West Capitol Terrace project was completed in 2008, extending the gardens and landscaping north and south of the park's central spine, adding additional walkways and site furniture and completing improvements to E. 9th Street/Finkbine Drive directly east of the park. Phase 3 of the project, not yet funded, will develop the southwest corner of the park, either as green space or as a combination of structures and open space. The Commission has reviewed several alternative concepts and a final determination for this area of the project should be made in conjunction with other decisions regarding the west side of the complex, including alternatives for relocating the state's gas station and Fleet Building at E. 7th and Walnut Streets, demolition or relocation of the historic row house and Iowa Association of Community College Trustees' building (707 and 709 E. Locust Street), and proposals for developing a visitors' center at the Historical Building at 600 E. Locust Street.

The Commission is particularly interested in developing a major water feature at the center of the site and has endorsed the concept of an invited competition. The Commission's Site Features Committee is working with the departments of Administrative Services and Cultural Affairs to develop a thoughtful process for accomplishing this. This preliminary work includes development of possible themes, an artist selection process and a funding plan. Funding options include identification of a major contributor, a fund-raising effort, state funding or a combination. Construction of the water feature could be completed in conjunction with Phase 3 or as a separate project.

Given the current state of the economy, now may not be the appropriate time to pursue either of these projects, other than to undertake some preliminary planning. Nevertheless,

the park is open and available to the public, and thousands of people took advantage of it for the Yankee Doodle Pops Concert, the Susan G. Komen Race for the Cure[®] and other events and daily activities throughout the year. With threats of downtown flooding in June, Hy-Vee chose not to base its second Hy-Vee Triathlon at the West Capitol Terrace, moving the event instead to West Des Moines. The Commission and Department of Administrative Services sent a letter to Hy-Vee asking that the consideration be given again to the West Capitol Terrace site in coming years.

Iowa Association of Community Colleges Building

The Capitol Planning Commission provided guidance to the Department of Administrative Services and the Iowa Association of Community College Trustees in negotiations for the property exchange that will ultimately allow for completion of the West Capitol Terrace project. This included recommendations on design features of the Community College Trustees' new building proposed for the site, including exterior materials, parking and landscaping. Construction of the new building for the Trustees began in September 2008 and should be complete by September 2009, at which time the Community College Trustees' building at 707 E. Locust will become state property and the state will control of all properties east of E. 7th Street in the vicinity of the West Capitol Terrace.

Master Plan Update

Members of the Planning Commission are providing advice to the Department of Administrative Services as work begins on updating the 2000 Capitol Complex Master Plan. Commissioners Scott Brown (committee chair), Molly Clause and Liz Isaacson have been appointed by Chairman Oakley to serve on a master planning committee that will provide on-going advice to DAS during the course of the project. Confluence, a local landscape architecture firm, has been selected to serve as the consultant to lead this effort in collaboration with Zimmer Gunsul Frasca Partnership, Jeffrey Morgan Architecture Studio, the Tilghman Group, and Snyder and Associates. Members of the planning team were involved in the development of the 2000 Master Plan. Beginning in early 2009, the consultants will work with the State to address short-term and long-term growth, safety and security, energy independence and sustainable design. At the same time they have been charged with creating an iconic, world-class vision for the Capitol Complex, demonstrating a marriage of the State Capitol's historic characteristics with this world vision, current realities and projected needs. This updated master plan should be ready for adoption by early 2010.

Other Related Capitol Complex Projects

While the master plan provides a framework for the work of the Capitol Planning Commission, the success of any improvement project is in the details. Throughout 2008 the Capitol Planning Commission meetings provided a forum for the Department of Administrative Services and others to discuss on-going improvement issues on the Capitol Complex, including discussions on the following projects:

- **Mercy Capitol Acquisition** — The Department of Administrative Services has kept the Commission apprised of plans to acquire Mercy Capitol and will offer advice as requested on plans for use of the building and parking.

- **Parking Improvements** — Resurfacing of the gravel parking lots at the northeast corner of the Capitol Complex is underway, and the pervious pavement and bio-swale design features of the this work (which will require new techniques for maintenance) will serve as a prototype for implementation of these sustainable design features at other locations on the complex.
- **Alternative Transportation Enhancements** — Several related measures are enhancing efforts to provide alternative transportation opportunities for employees and visitors to the Capitol Complex. Further discussions on each of these issues in 2009 may lead to recommendations that become part of the updated master plan.
 - Several discussions on improving bicycle parking have taken place at Commission meetings and the Department of Administrative Services has provided secure and inexpensive parking facilities at several locations on the complex.
 - The new statewide no smoking policy implemented in 2008 has enabled DAS to consider alternative uses for smoking shelters on the complex. The Commission agrees with a DAS proposal to relocate these structures to serve as bus shelters and possibly as additional bicycle parking shelters.
 - The success of the free Capitol Complex Shuttle Service first instituted in 2007 with state funding has resulted in its expansion into a free Downtown Shuttle Service.
- **Pending Issues** — Recommendations and implementation timelines on the following issues are tied to master planning discussions during 2009 and the availability of funds to allow these concepts to move forward.
 - Relocation of the Fleet Building. Relocation of the fleet gas station and the possible renovation of the Fleet Building for office or other uses have been discussed with the Commission and will require further evaluation.
 - The State has acquired, or will acquire, all three properties at the west end of West Capitol Terrace. The structure at 711 E. Locust has been demolished. The state owns the row house at 709 East Locust and the Iowa Association of Community College Trustees building at 707 E. Locust will become state property in early Fall 2009. Demolition or relocation of these historic structures is likely and will provide additional open space for the West Capitol Terrace.
 - The acquisition of other properties adjacent to the Capitol Complex is an ongoing discussion, although funds appropriated to DAS in 2008 for property acquisition have been diverted to flood relief.

Monuments and Site Features

“... advise upon the location of statues, fountains and monuments ...”

Site Features Policy for the Capitol Complex

A major accomplishment of DAS and the Capitol Planning Commission was development of a Site Features Policy, which provides guidelines for the department, the Commission and prospective sponsors for memorials and monuments. In conjunction with the implementation of the new policy, the Commission established a Site Features Committee that will work closely with department staff to review proposals for new monuments and other site features. Members of the Site Features Committee are Commissioners Cathy Brown (committee chair) and Carl Voss, Bruce Williams of the Department of Cultural Affairs, Ray Walton of the Department of Administrative Services and Tracy Levine, a private citizen.

New and Proposed Monuments

The new “Iowa Workers Monument,” west of the Workforce Development Building at 1000 E. Grand, was completed and dedicated as a “tribute to Iowa’s workers” in May of 2008. The project was funded by private donations as well as well as a state appropriation.

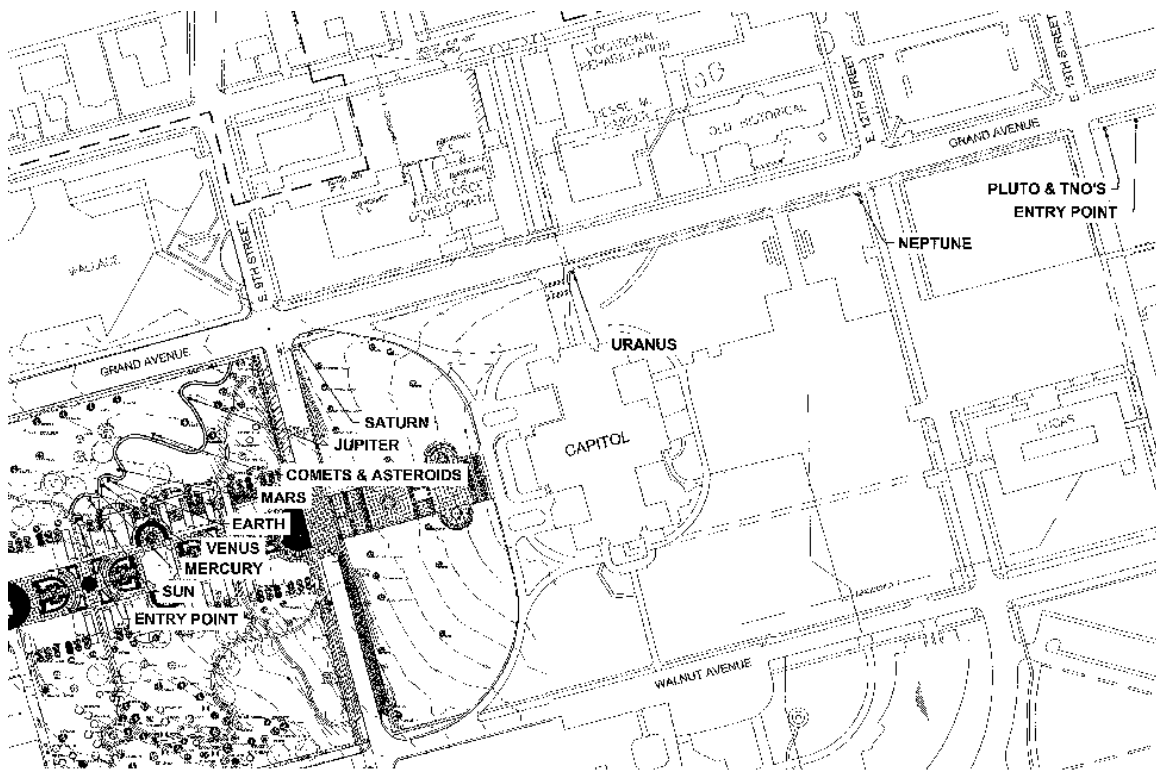


Iowa Workers Monument at left and Proposed Shattering Silence Monument at right.

The Commission also recommended approval of proposals for two new monuments:

The “Shattering Silence” sculpture will be constructed west of the Judicial Building and northwest of the Japanese Bell. The sculpture will commemorate the story of Ralph Montgomery, a Missouri slave declared a free man on Independence Day 1839, in the first decision of the newly established Supreme Court of the Iowa Territory. Funded by private donations, dedication of the monument is tentatively set for July 2, 2009.

“The Voyage Exhibition: A Journey through the Solar System,” a 1:10 billion scale model of the solar system, is a replica of the original scale model on the National Mall in Washington, D.C. It will be installed west and north of the Capitol, beginning with the sun on the West Capitol Terrace and with the planets running east along a path adjacent to E. Grand Avenue and extending toward East 14th Street (map below to be inserted). Developed by the National Center for Earth and Space Science Education, the exhibition will provide visitors with a powerful understanding of what we know about Earth’s place in space. In conjunction with the installation of the exhibition, a gift to the State from John Pappajohn, the departments of Cultural Affairs and Education are developing an educational program for use by Iowa students.



Proposed Layout of Voyage Exhibition

Modernization Program for the Complex

“... develop and implement ... a five-year modernization program for the capitol complex.”

FY2009 Infrastructure Funding Requests and Appropriations

Throughout the 2008 legislative session the Commission was kept apprised of funding proposals for Capitol Complex needs. In particular, the Commission supported the

following projects as top priorities (final actions by the 2008 legislature and project statuses are shown in parenthesis):

CPC Rank	Dept. Rank	FY2009 Infrastructure Offers for Capitol Complex	FY2009 Request
01	15	Capitol Complex Master Plan Update (<i>funded; work is underway</i>)	\$250,000
02	02	New State Office Building (<i>funding reduced to \$20,000,000; availability of funds is contingent upon sale of bonds; total funding reduced from \$77,142,100 to \$70,242,100; project is on hold; Governor Culver has called for de-appropriation of the original \$37 million appropriation for the project</i>)	\$23,300,000
03	08	Capitol Interior and Exterior Restoration Continuation (<i>funded at \$6,900,000; availability of funds is contingent upon sale of bonds; work is on hold</i>)	\$6,200,000
04	14	West Capitol Terrace Phase 3 (<i>not funded</i>)	\$1,050,000
05	21	East Capitol Parking Lot 13 Renovation (<i>not funded</i>)	\$3,070,000
06	13	Capitol Complex Property Acquisition and Related Services (<i>initially funded, funds subsequently transferred to flood relief</i>)	\$1,000,000
07	20	Capitol Complex Court Avenue Bridge Replacement (<i>not funded</i>)	\$6,000,000
08	10	Planning for the Renovation of Grimes State Office Building (<i>not funded</i>)	\$10,600,000
09	12	Capitol Complex Relocation and Leasing Expenses (<i>not funded</i>)	\$1,824,500
10	18	Central Energy Plant and Facilities Management Center Additions and Improvements (<i>funded; availability of funds is contingent upon sale of bonds; work is on hold</i>)	\$623,000

FY2010 Infrastructure Funding Requests and Rankings

The Commission has been briefed on the Five Year Infrastructure Plan developed by the Department of Administrative Services for FY2010. Of particular interest to the Commission and their top priorities are those projects that strongly support the goals of the Commission and the Master Plan:

CPC Rank	Dept. Rank	FY2010 Infrastructure Offers for Capitol Complex	FY2010 Request
	11	Capitol Interior and Exterior Restoration Continuation	\$5,800,000
	14	Capitol Complex Property Acquisition and Related Services	\$1,000,000
	16	West Capitol Terrace Phase 3	\$1,250,000
	20	Monuments and Artwork Repair and Restoration Program	\$250,000

While recognizing the importance of these projects, the Commission has chosen to defer on further ranking of these projects until further input is received throughout the master planning process during 2009.

The Commission also recognizes the importance of repairing and improving the existing infrastructure on the Capitol Complex and agrees with the Department's requests and proposed rankings without further comment:

CPC Rank	Dept. Rank	FY2010 Infrastructure Offers for Capitol Complex	FY2010
	01	Statewide Major Maintenance	\$40,000,000
	02	Statewide Routine Maintenance	\$20,000,000
	03	Building and Grounds Renewal Program	\$1,800,000
	04	Fire Protection for Facilities Management Center and Central Energy Plant	\$300,000
	05	I3 Distribution	\$4,004,200
	06	Capitol Complex Electrical Distribution System Upgrade	\$4,000,000
	07	Complex Pedestrian /Utility Tunnel Repairs	\$6,218,617
	08	New State Office Building	\$12,657,100
	09	Renovation of 1000 E. Grand for Asbestos Abatement	\$13,650,000
	10	Utilities Study for North Campus Expansion	\$250,000
	12	Planning for the Renovation of Grimes State Office Building	\$750,000
	13	Capitol Complex Relocation and Leasing Expenses	\$2,800,000
	15	I3 - HR/Payroll	\$22,000,000
	17	Capitol Complex Alternative Energy Systems	\$250,000
	18	Central Energy Plant and Facilities Management Center Additions and Improvements	\$425,000
	19	Completion of Security System for Hoover and IWD	\$791,000
	21	Capitol Shuttle Service/Bus Pass Program	\$170,000
	22	Capitol Complex Court Avenue Bridge Replacement	\$900,000
	23	East Capitol Parking Lot 13 Renovation	\$340,000
	24	Capitol Complex New Parking Structure Planning	\$1,125,000
	25	Vehicle Dispatch/Fleet Relocation	\$0

Resolution for Director Anderson

The September meeting was the last for Mollie Anderson, Director of the Department of Administrative Services and Secretary of the Capitol Planning Commission, as she prepared to leave her positions with the State of Iowa and take on a new position at the University of Nebraska—Omaha. Commission Chairman Brice Oakley presented a resolution, which was adopted by the Commission, commending her for her service to the State. The text of the resolution is presented on the following page.

Resolution

Mollie Anderson

**Director
Iowa Department of
Administrative Services**

Whereas, Humankind is unique among Earth's creatures in marking for history those places of greatest importance to the conduct of its people's civic business, and

Whereas, For Iowans there is no more important statement of this state's civic values than its beautiful capitol and its grounds, and

Whereas, This place of importance has been in the care of Mollie Anderson as director of the Department of Administrative Services for almost ten years—a time of unprecedented planning and development in the 137 year history of this landmark, and

Whereas, In the years to come Mollie Anderson's visionary stewardship, crowned by the West Capitol Terrace, will stand as a gift to the State of Iowa and its people,

Now Therefore Be It Resolved, that the Commissioners of the Iowa Capitol Planning Commission, collectively and personally, do hereby express appreciation to Mollie Anderson for her service and, on behalf of a grateful People, convey to her the assurance that her vision and perseverance will continue to guide our own work, and

Be It Further Resolved, that this resolution be memorialized in the proceedings of this Commission and included in its 2008 Annual Report to the Governor and the General Assembly of the State of Iowa.

Capitol Planning Commission for the State of Iowa

Brice Oakley, Chair
Cathy Brown, Vice-Chair
Scott Brown
Molly Clause
Elizabeth Isaacson

Carl Voss
Representative Mark Davitt
Senator Matt McCoy
Senator James Seymour
Representative Ralph Watts

Adopted on the 17th Day of September, 2008